

FOR LEASE

CBRE

Douglasdale Business Centre

Calgary, Alberta

3442 118th Avenue SE



Property Information



Shell space with HVAC, ready for improvements



I-C zoned new generation industrial space



Access to Deerfoot Trail and Barlow Trail



Walking distance to Douglasglen BRT terminal



Walking distance to Douglas Square shopping centre

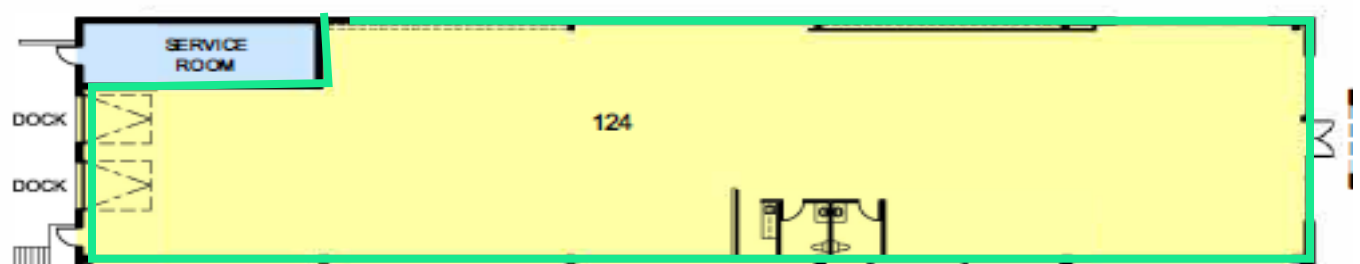


High Exposure to Deerfoot Trail

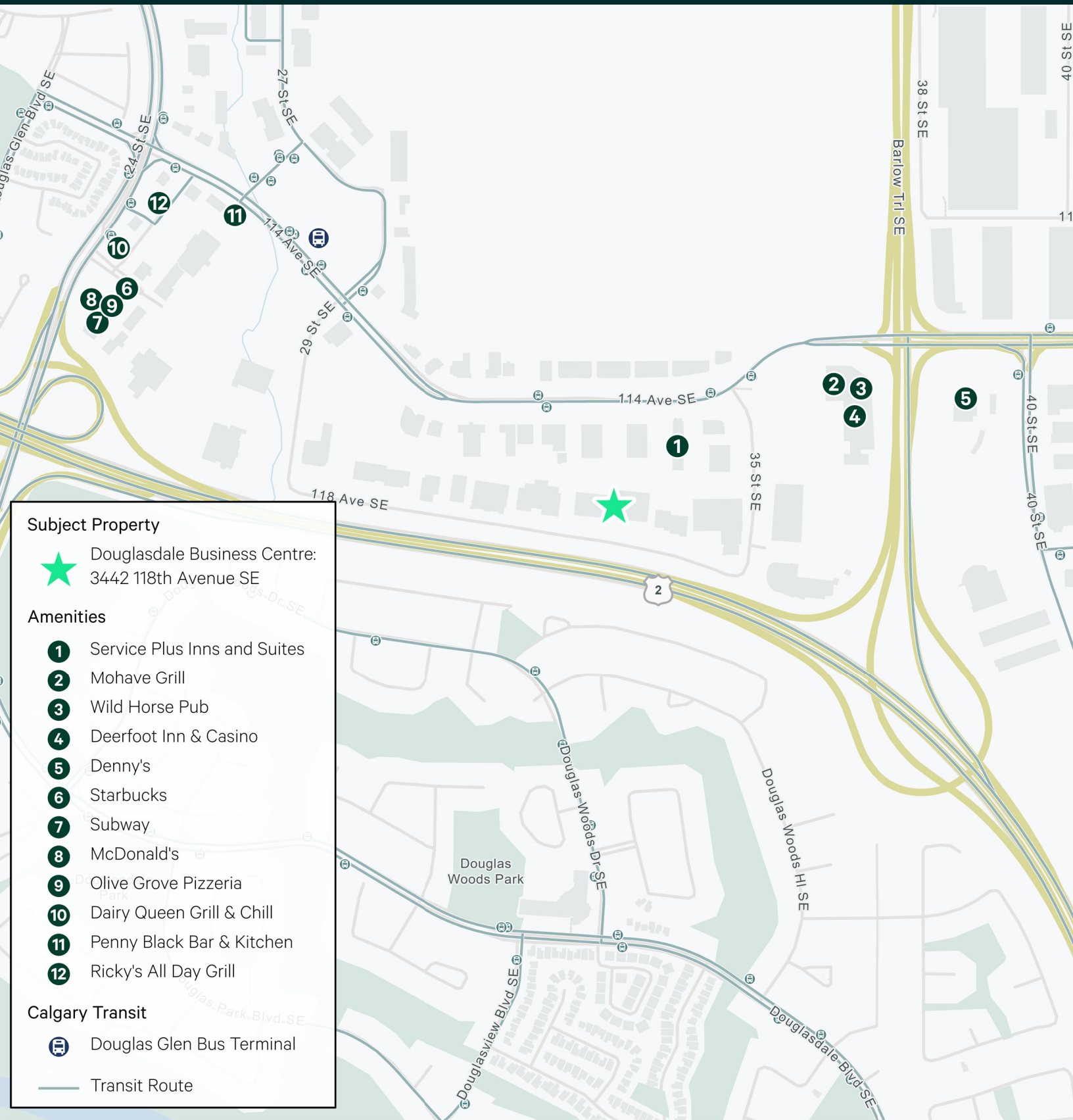
Year Built:	2002
Zoning:	I-C (Industrial – Commercial)
Operating Costs:	\$6.92 PSF
Net Rental Rate:	Market
Space Available:	Suite 124: 6,622 SF
Dock Loading:	2 x (8'x10') Dock
Ceiling Height:	27' Clear
Availability:	Immediately
Parking:	Free Surface



Suite 124: 6,622 SF



Location



Subject Property



Douglasdale Business Centre:
3442 118th Avenue SE

Amenities

- 1 Service Plus Inns and Suites
- 2 Mohave Grill
- 3 Wild Horse Pub
- 4 Deerfoot Inn & Casino
- 5 Denny's
- 6 Starbucks
- 7 Subway
- 8 McDonald's
- 9 Olive Grove Pizzeria
- 10 Dairy Queen Grill & Chill
- 11 Penny Black Bar & Kitchen
- 12 Ricky's All Day Grill

Calgary Transit



Douglas Glen Bus Terminal

Transit Route



Douglasdale Business Centre

3442 118th Avenue SE

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